

Exhibit C

DEFAULT NOTICE

Date: September 10, 2024

To: BIG LOTS STORES – PNS, LLC, a California limited liability company “Tenant”

From: CORTA Stevens Point, LLC, a Florida limited liability company “Landlord”

88-3043717

Attn: Cory Presnick

1112 1st Street

Neptune Beach, FL 32266

cpresnick@cortadev.com

404-625-5119

RE: 5601 US Hwy 10 E, Stevens Point, WI

You are hereby notified in writing that BIG LOTS STORES – PNS, LLC, a California limited liability company, the “Tenant”, has failed to pay Rent in accordance with the fully executed lease agreement dated January 18, 2023 and as amended by that certain fully executed first amendment to lease agreement dated April 10, 2023, collectively the “Lease” for the month of September which was due and payable per Section 5 of the Lease. The Landlord intends to follow Section 19 – Default – and enforce its Lease rights if Rent payment is not received within Ten (10) Days of this written notice.

If you have any questions, please feel free to contact me at:

CORTA Stevens Point, LLC

Attn: Cory Presnick

404-625-5119

cpresnick@cortadev.com

Thank You.

LANDLORD:

CORTA STEVENS POINT, LLC

a Florida limited liability company

By: _____

Title: Cory Presnick – Principal/Manager

* Per Lease no notice required
upon 3rd time of late
rent payment. Next late
payment will result in
immediate lease termination.